

MEMORANDUM

(NFE Response)

TO: File No. SP22-008 (The George Site Plan for Planning Commission)

FROM: Jeffrey Kahan, Planning and Development Services

SUBJECT: Planning Staff Comments

DATE: June 6, 2022 (Response dated 06-10-22)

The following are Planning staff comments on the above petition. Additional comments may follow. Please provide a memo summarizing how you have addressed these and all other staff comments.


General

1. The photometric plan shows illumination exceeding the maximum allowed foot candles flowing south of the site to land zoned residential. Please review the recent amendments to the City's exterior lighting requirements in the Unified Development Code. Changes to some of the exterior light fixtures will need to be made. No more than 0.1 foot candles of light is allowed to flow off-site to residential areas. In your response memo, please describe how you have addressed the recent amendments to the lighting requirements. **Photometric Plan has been revised so that there is no more than 0.1 foot candles flowing off site.**
2. The development agreement includes language that requires an annual inspection of the stormwater system (P-14). The owner needs to commission an annual inspection of the storm water systems and provide the City with a report. Please commission this report. The final CO was issued a little more than 3 years ago. **Owner agrees to budget for a \$2,300.00 annual maintenance fund. Inspections of the stormwater system will be commissioned to occur on an annual basis and will provide the City with a report describing what maintenance task was completed, date it was completed, and what, if any repairs were made. Report will also detail any stormwater system recommendations, if are warranted.**

MEMORANDUM
(NFE Response)

DATE: June 6, 2022 (Response dated 06-06-22)

TO: Jeff Kahan
Planning Division

FROM: Anne M. Warrow, PE, Project Manager 
Public Services Area – Engineering
Review awarrow@a2gov.org, 734 794-
6410 ext. 43639

RE: The George Site Plan for City Council
File No. SP22-008
Review # 2 of plans dated May 16, 2022

Based on our review, this petition **may not** be approved until the following comment has been addressed:

1. Sheet SP-07 – Calculations and Storm Detention Details: Sanitary sewer flow data comparing the proposed 42 additional residential units of versus the existing 23,462 square feet of existing retail space shall be included in this site plan for review. The flow rates adopted in the Table A of the *Developer Offset-Mitigation Program*, which was revised in 2018, shall be used in completing these calculations and can be found at the following link: https://www.a2gov.org/departments/engineering/Documents/Table%20A%2007-2018%20and%20sample%20calcs_2019%200212.pdf. Provide mitigation calculations in terms of gallons per minute (GPM) rounded to the nearest whole number. **Calculations have been revised to show comparative flow data between the current use and proposed use per City requirements. Mitigation calculations in (GPM) have been provided.**

The following items are noted and/or require **no further action at this time**:

1. Title IV, Chapter 47, Section 4:13 of the City Code prohibits excavations “in or under a paved street...within a period of 3 years after the completion of any paving or resurfacing thereof.” In addition, Division I, Section 1H. Work in the Right-of-Way of the Public Services Department Standard Specifications extends the moratorium for arterial streets, such as Packard Road, to 10 years. As this portion of Packard Rd. was recently resurfaced, the street cut moratorium is still in effect until 2024. Proposed street cuts into a moratorium street may involve special restoration methods.

MEMORANDUM
(NFE Response)

FROM: Jeffrey Kahan, Planning and Development Services

SUBJECT: Planning Staff Comments

DATE: March 16, 2022 (Response dated 05-17-22)

The following are Planning staff comments on the above petition. Additional comments may follow. Please provide a memo summarizing how you have addressed these and all other staff comments.


General

1. Please remedy the solid waste situation which currently has containers outside of enclosures. Containers were rolled out for collection and remain in the enclosures at all other times.
2. Provide a more complete project description on the cover sheet. Include information on increased floor area, increased FAR, 2 new bicycle parking spaces, no change in parking, etc. A more detailed project description has been added to include the items above.
3. Provide Planning staff with photos of the bicycle storage room. A photo of the bike storage room has been uploaded to eTrakit and is included on sheet SP-4.
4. The photometric plan shows illumination exceeding the maximum allowed foot candles flowing south of the site to land zoned residential. Please review the recent amendments to the City's exterior lighting requirements in the Unified Development Code. Changes to some of the exterior light fixtures will need to be made. No more than 0.1 foot candles of light is allowed to flow off-site to residential areas. An updated photometric plan that meets the City's UDC has been included in the revised set of drawings.
5. Please consider providing some EV charging stations. An existing EV charging station for two vehicles is located off the south seven-bay parking spaces adjacent to Packard St. Additional charging station can be added in the future as needed.

MEMORANDUM
(NFE Response)

DATE: May 19, 2022 (Response dated 05-25-22)

TO: Jeff Kahan
Planning Division

FROM: Anne M. Warrow, PE, Project Manager
 Public Services Area –
Engineering Review
awarrow@a2gov.org, 734 794-6410 ext.
43639

RE: The George Site Plan for City Council
File No. SP22-008
Review # 1 of plans dated March 11, 2022

Based on our review, this petition **may not** be approved until the following comments have been addressed:

1. Sheet SP-07 – Calculations and Storm Detention Details: Sanitary sewer flow data comparing the proposed 42 additional residential units of versus the existing 23,462 square feet of existing retail space shall be included in this site plan for review. The flow rates adopted in Table A of the *Developer Offset-Mitigation Program* shall be used in completing these calculations, including a System Recovery Factor of 1.1, and Peaking Factor of 4. If the proposed flows are greater than the existing flows, then the net increase in flow must be mitigated. Provide mitigation calculations in terms of gallons per minute (GPM). Remove all reference to footing drain disconnection. **Calculations have been revised to show comparative flow data between the current use and proposed use per City requirements.**

The following items are noted and/or require **no further action at this time**:

1. Title IV, Chapter 47, Section 4:13 of the City Code prohibits excavations “in or under a paved street...within a period of 3 years after the completion of any paving or resurfacing thereof.” In addition, Division I, Section 1H. Work in the Right-of-Way of the

Public Services Department Standard Specifications extends the moratorium for arterial streets, such as Packard Road, to 10 years. As this portion of Packard Rd. was recently resurfaced, the street cut moratorium is still in effect until 2024. Proposed street cuts into a moratorium street may involve special restoration methods.

Group: PLANNING & DEVELOPME
Type: GIS-HARROD
Status: CONDITIONAL APPROVAL
Date Submitted: 3/14/2022
Date Due: 3/28/2022
Date Completed: 3/15/2022
Reviewer: HARROD SCOTT
Notes:

(3/15/2022 12:27 PM SH)
Need updated address plan (drawing and listing) showing which addresses will be removed and added. **Address Plan has been uploaded to eTrakit.**

Group: PARKS & RECREATION S
Type: PARK PLNR-HANZEL
Status: REVISIONS REQUIRED
Date Submitted: 3/14/2022
Date Due: 3/28/2022
Date Completed: 3/22/2022
Reviewer: HANZEL HILLARY
Notes:
(3/22/2022 8:58 PM HHAN)
See parks review #1

MEMORANDUM

TO: Jeff Kahan, Planning and Development
Services Unit
FROM: Hillary Hanzel, Park Planner /
Landscape Architect
DATE: 03/22/2022
SUBJECT: The George
Project Number:
SP22-008

We have reviewed the site plan and have the following comments:

1. Parks Contribution Request

The City of Ann Arbor provides park and recreation resources to enhance the quality of life and its environment for its residents, and requests parkland dedication so that future residents should be as well served in their neighborhoods as current residents. The rationale is that current residents should not bear the full cost of providing neighborhood parks for future residents. The current formula for parkland dedication is based on maintaining the existing amount of neighborhood parkland to keep pace with the existing level of service for neighborhood parks. In lieu of available land for public parkland dedication, contributions may be made to improve surrounding area parks such as Esch Park, Woodbury Park, or Clinton Park, or community-wide parks such as Buhr Park, Burns Park, and Gallup Park. The formula for your proposed development would be:

42 dwelling units x .0125 acres (the amount desired to keep pace with existing parkland density) x \$50,000/acre (the average cost for parkland/acre) = \$26,250

Somerset Development will address the bioswale issues as outlined in the George Ostrowski's dated April 12th, 2022. Somerset intends to seed with a native rain garden seed mix and add stone as suggested to accommodate.

Additionally, Somerset is in receipt of the March 22nd, 2022, letter from Hillary Hanzel, Park Planner/Landscape Architect to you outlining the Parks contribution of \$26,250. Somerset will comply with this request.

MEMORANDUM

TO: Mr. Jeff Kahan, Planning & Development Services
FROM: Peter Stephens, Land Development Coordinator, Systems Planning Unit
DATE: March 29, 2022
SUBJECT: The George Site Plan File Number: SP22-008

Following, please find a first round of review comments, for the above project, located on Packard Road:

SOIL EROSION AND SEDIMENTATION CONTROL and STORMWATER

1. Please have all the bioretention areas inspected. Provide feedback on how they are performing, including establishment of the specified vegetation, whether the curb cuts are allowing water to enter, etc..

RE: The George – Bioswale Review
2502 Packard Street

Below please find a response to the inquiry from Peter Stephens, Land Development Coordinator, particularly as it pertains to the functionality and performance of the parking lot bioswales, installed as part of the original site plan approval. We visited the site on April 12, 2022, and visually inspected the areas noted as bioswale #1- #8 on the landscape plan, for general compliance with plant materials and general functionality of the areas. It should be noted that at the present time, the perennial plantings designed are late season bloomers and have not started to leaf out, which makes quantity verification difficult. Please see our findings below.

Bioswale #1

The inlet to the bioswale is lower than the grade of the bioswale, meaning that runoff will not effectively enter the area as designed. This could be a result of sediments over time concentrating at the opening. We would suggest the swale be re-established to the center of the area and that any missing plants be replaced. In addition, we would suggest adding stone to the swale to reduce erosion potential.

Bioswale #2

Appears to be functioning as designed, the spillway inlet should be cleaned. Stone should be added to the channel as described above. Some of the sedges are planted and appear to be thriving. Other areas where grass clippings and seed have formed grass clumps should be removed and replanted per the original plan.

Bioswale #3 and #4

General indicators suggest this bioswale is functioning as designed. As like with the other bioswale areas, additional plantings should be added to bring the bare areas into fuller compliance. In addition, the grade at the curb inlets should be checked periodically, to ensure that sediment or other debris doesn't build up and block the curb opening from serving as designed.

Bioswale #5 and #6

Like the other bioswales. Both #5 and #6 appear to be taking water in from the parking lot. The day of inspection was sunny and 65°, therefore visual verification was not established, however, indicators of moist soil and debris build up indicate water flow. Similar to the other areas, both these areas should have additional plantings installed to bring the plans into fuller compliance.

Bioswale #7 and Bioswale #8

Both areas have elevations higher inside the curb inlet and therefore prevent effective flow from entering the catchment areas. Both should have the areas cleaned and lowered to function as designed. Like the others, plantings should be added to the area to bring the site into better compliance.

General items pertaining to all bioswale areas include the application of shredded hardwood bark mulch, or better yet rotted local leaf compost if available. In addition, all the areas need new plantings installed. I am open to review alternate options for plants should the contractor have local knowledge of what may perform better. In general, the areas appear to be functioning as designed with the exception of the few indicated above, and these can be easily corrected. In sum, although not included in the original storm water management plan, the bioswale areas appear to be catching typical rain event runoff as designed.

Group: SYSTEMS PLANNING UNI

Type: REC COORD-GOMES

Status: REVISIONS REQUIRED

Date Submitted: 3/14/2022

Date Due: 3/28/2022

Date Completed: 4/11/2022

Reviewer: PETTIBONE KYLE

Notes:

The City has been contacted about adding additional trash/recycle receptacles on site. If additional trash/recycle receptacle locations are required to accommodate solid waste collection for the site, these proposed locations shall be indicated on the site plan, including all required enclosures, screening, etc. **No additional trash/recycle receptacles or enclosures are proposed. The existing trash enclosure on the north wing of the building has been relocated from the south side of the drive to the north side of the drive.**

